



Gibbons House Bermuda Road, Cambridge
Fixed Price £350,000 Leasehold

**Sharman
Quinney**

Key Features



Ask Agent Years remaining as of Ask Agent

£700.00 Ground Rent per annum

Review due: Ask Agent

£Ask Agent Service Charge pcm

Review due: Ask Agent

- Duplex Maisonette
- Spacious double bedrooms
- Well-proportioned reception rooms
- Sun terrace / balcony
- Desirable location

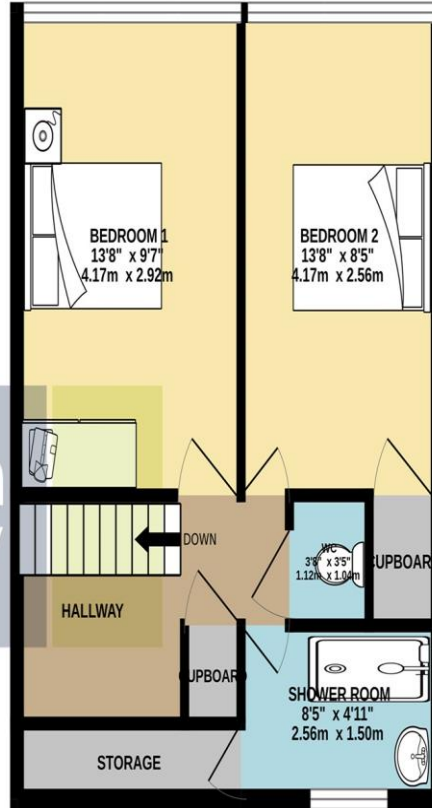
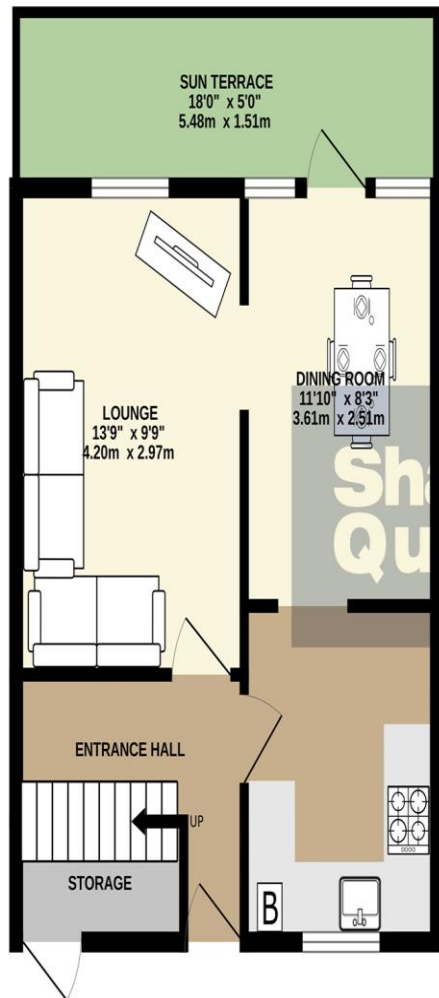
This well-proportioned duplex maisonette includes warmth and character. On the lower floor, a spacious lounge provides an inviting setting for relaxation, leading naturally into a dining room suited to both family meals and entertainment. The adjoining kitchen is practical and well-laid out, with ample room for everyday use. You will also find the sun terrace on this floor providing a private retreat.

The first floor of the property is arranged to provide two generously proportioned double bedrooms, each offering natural light and



GROUND FLOOR
384 sq.ft. (35.7 sq.m.) approx.

1ST FLOOR
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA: 785 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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comfortable space for furnishings. The second bedroom also provides a built -in storage cupboard, whilst the remaining of the upstairs combines of ample storage room throughout. Located just off Histon Road, this property lies in a desirable and well-connected area to the city centre and surrounding amenities. Families benefit from nearby primary schools and the highly regarded Chesterton Community College, while excellent transport links include regular bus services and quick access to Cambridge and Cambridge North Stations. With strong amenities. good schooling and easy access to the city centre, this is a sought-after location for homeowners and investors alike.

Living room - 4.20m x 2.97m / 13'9 x 9'9
Kitchen - 3.08m x 2.51m /
Dining room - 3.61m x 2.51m / 11'10 x 8'3
Sun terrace - 5.48m x 1.51m / 18'0 x 5'0
Bedroom one - 4.17m x 2.92m / 13'8 x 9'7
Bedroom two - 4.17m x 2.56m / 13'8 x 8'5
Shower room - 2.56m x 1.50m / 8'5 x 4'11
WC - 1.12m x 1.04m / 3'8 x 3'5

To view this property call Sharman Quinney on:
01223 426139

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01223 426139

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: ORP102141 - 0001

